

HQ Opportunity Near South Waterfront

2828 S CORBETT AVE, PORTLAND, OR 97201

PRICE REDUCED!

PORTLAND STATE
BUSINESS ACCELERATOR

2828 S. CORBETT

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

Joe Curran

503.616.0992

jcurran@macadamforbes.com

Licensed in OR & WA

Charles Haselwood

503.515.6959

charles@macadamforbes.com

Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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PROPERTY DESCRIPTION

HQ opportunity near Portland's South Waterfront! Located just outside of the downtown core, the building is well suited for a wide array of users consisting of medical, education, or traditional office use. The building was previously occupied by the PSU Business Accelerator program and has existing lab/medical infrastructure.

PROPERTY HIGHLIGHTS

- 36,320 SF
- Covered and secured parking (70 total spaces 2/1000)
- Excellent medical/education infrastructure throughout
- Easy access to Downtown, South Waterfront, and freeways
- Elevator Served
- Recent building upgrades including roof and HVAC

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	52,306 SF
Building Size:	38,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	372	3,184	11,326
Total Population	651	5,657	20,124
Average HH Income	\$128,955	\$123,512	\$111,941



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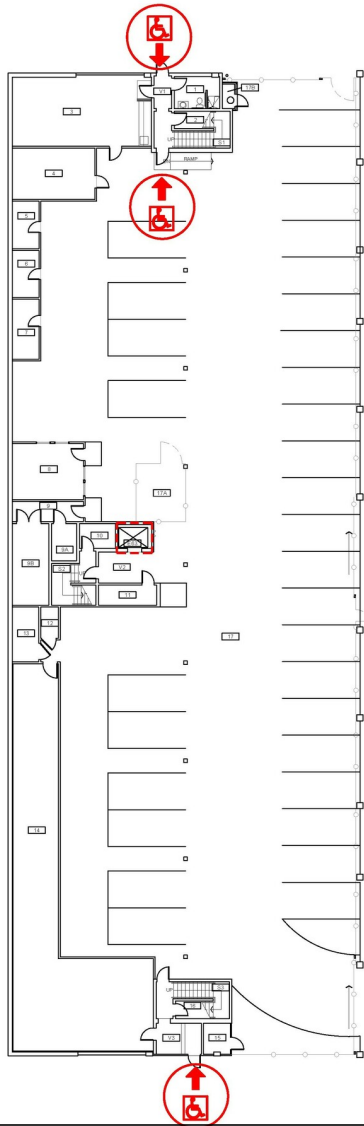
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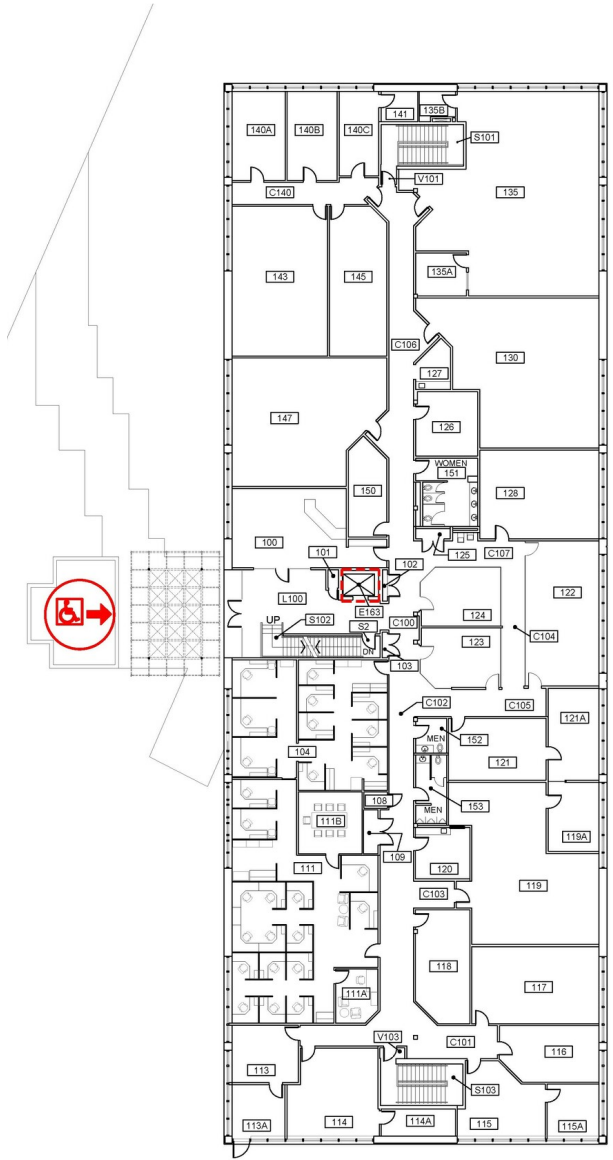
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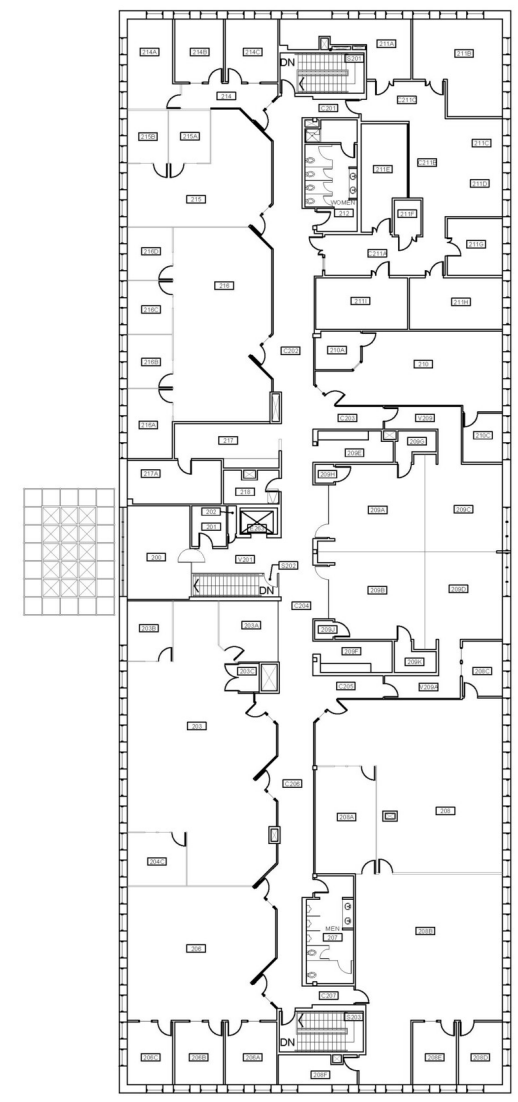
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Basement



First Floor



Second Floor



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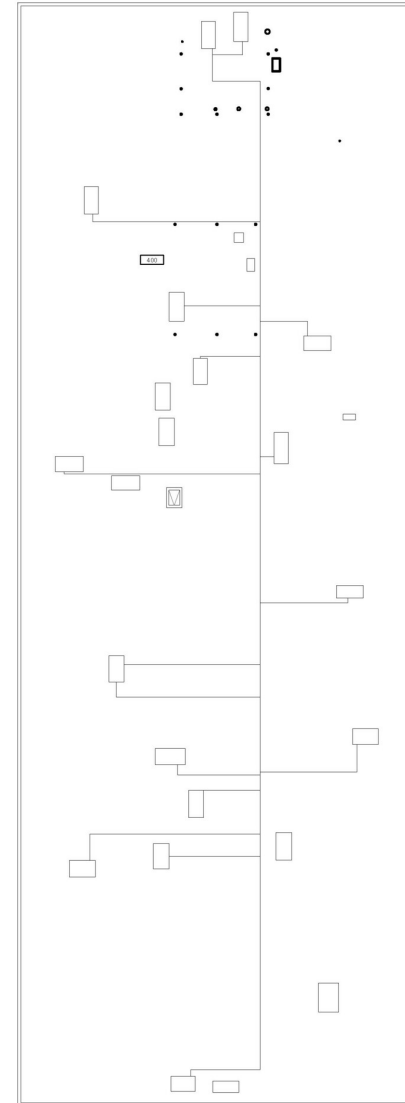
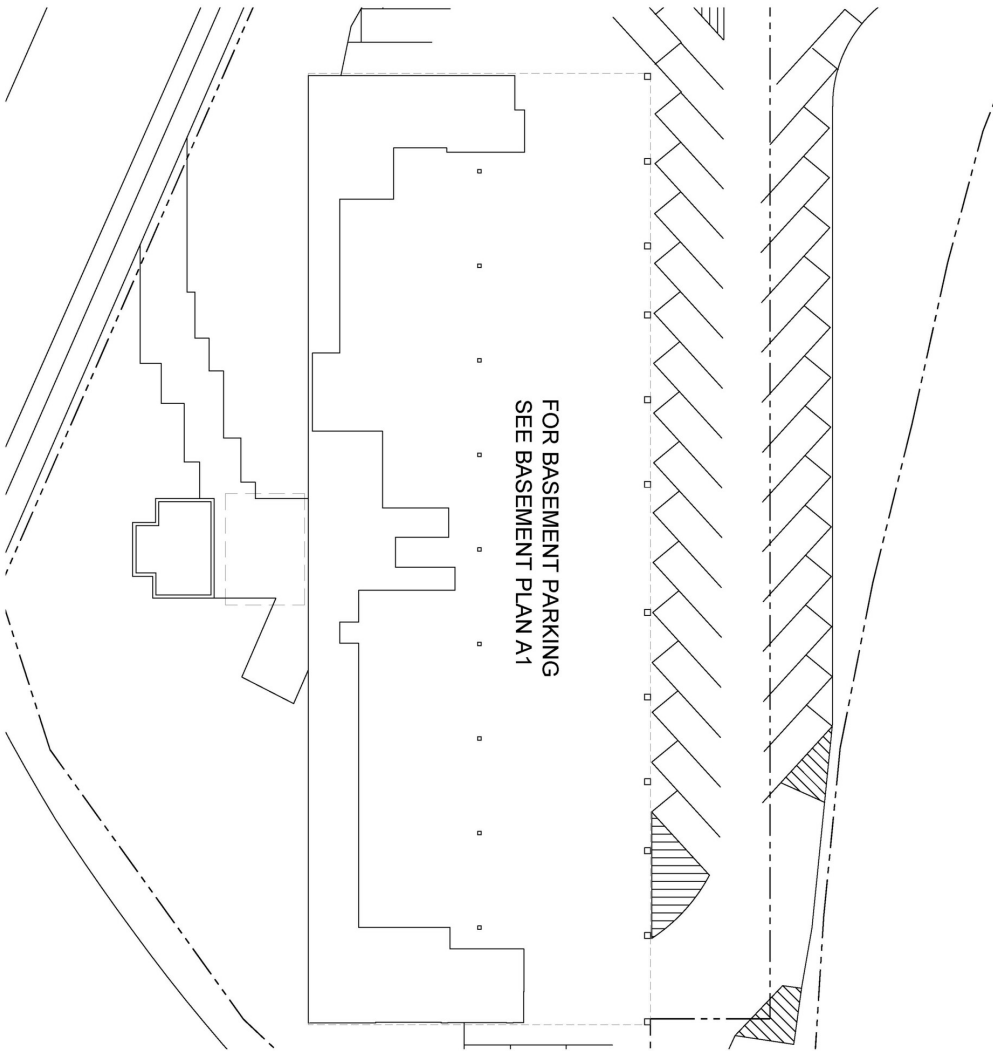
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Site Parking

Roof



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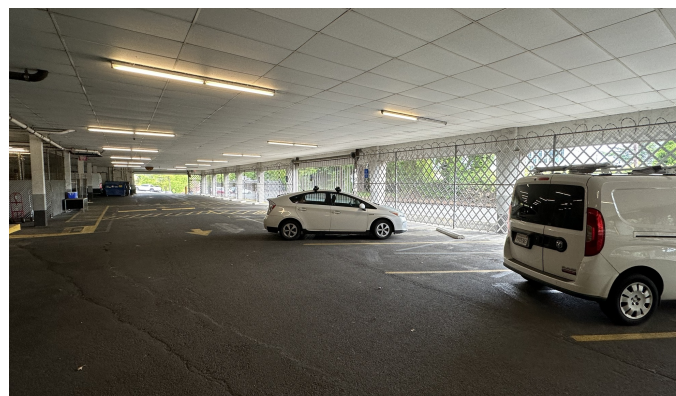
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LOCATION OVERVIEW

2828 S Corbett offers unparalleled convenience and accessibility. Located in close proximity to downtown Portland and the South Waterfront, the property offers immediate access to major thoroughfares such as I-5, I-405, and Highway 26. Multiple bus stops and light rail stations are within walking distance, providing seamless connectivity to various parts of the city and beyond. For those affiliated with Oregon Health & Science University (OHSU), this property serves as an ideal residence, as it's conveniently located near the campus.

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